

Send Tax Bills To/ Grantee's Address:
City of West Lafayette
609 W. Navajo St.
West Lafayette, IN 49706

KEY NO. 164-00400-0256
PROJECT: Salisbury Street
PARCEL NO.: 13-A, 13-B, & 13-C
COUNTY: TIPPECANOE
OWNER: Anne R. Hinds, Trustee

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT **ANNE R. HINDS, INDIVIDUALLY, AND AS THE SOLE SURVIVING SETTLOR AND TRUSTEE OF THE HINDS FAMILY TRUST**, a resident of Tippecanoe County in the State of Indiana, conveys to the **CITY OF WEST LAFAYETTE** of the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Tippecanoe County in the State of Indiana, to-wit:

PARCEL: 13-A, 13-B, 13-C
PROJECT: Salisbury Street Safety Improvements Phase II

DESCRIPTION:

THREE TRACTS OF LAND BEING A PART OF THE REAL ESTATE CONVEYED TO ANNE R. HINDS, INDIVIDUALLY, AND AS THE SOLE SURVIVING SETTLOR AND TRUSTEE OF THE HINDS FAMILY TRUST, IN DOCUMENT NUMBER 05010461 AND ALSO IN DOCUMENT NUMBER 02011131, AS RECORDED IN THE OFFICE OF THE RECORDER OF TIPPECANOE COUNTY (OTRTC), INDIANA, BEING A PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, IN WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 13-A

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00°24'19" EAST ALONG THE WESTERN LINE THEREOF, A DISTANCE OF 699.50 FEET TO THE SOUTHERN LINE OF SAID HINDS PROPERTY;

THENCE SOUTH 87°04'43" EAST, ALONG SAID SOUTHERN LINE, 37.52 FEET TO A POINT THAT IS 30-FEET DISTANT, MEASURED AT RIGHT ANGLES, TO LINE "A" AND CENTERLINE OF SALISBURY STREET AS DEPICTED ON A ROUTE SURVEY RECORDED IN DOCUMENT NUMBER 200808018118 AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 493.71 FEET, AN ARC LENGTH OF 23.49 FEET AND A CENTRAL ANGLE OF 2°43'34", SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 28°36'03" WEST AND A LENGTH OF 23.49 FEET TO A NORTHEASTERN LINE OF SAID HINDS PROPERTY;

THENCE SOUTH 46°22'37" EAST, ALONG SAID NORTHEASTERN LINE, 30.70 FEET RETURNING TO SAID SOUTHERN LINE;

THENCE NORTH 87°04'43" WEST 11.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.002 ACRES, MORE OR LESS.

ALSO

TRACT 13-B

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

THENCE NORTH 00°24'19" EAST ALONG THE EASTERN LINE THEREOF, A DISTANCE OF 777.27 FEET TO A POINT THAT IS 30-FEET DISTANT, MEASURED AT RIGHT ANGLES, TO LINE "A" AND CENTERLINE OF SALISBURY STREET AS DEPICTED ON A ROUTE SURVEY RECORDED IN DOCUMENT NUMBER 200808018118 AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 493.71 FEET, AN ARC LENGTH OF 60.00 FEET AND A CENTRAL ANGLE OF 6°57'47", SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 16°16'39" WEST AND A LENGTH OF 59.96 FEET;

THENCE NORTH 65°59'03" WEST 24.83 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF NOW SYCAMORE LANE;

THENCE SOUTH 87°04'42" EAST, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, 40.00 FEET TO THE EASTERN LINE OF SAID SOUTHWEST QUARTER AND EASTERN LINE OF SAID HINDS PROPERTY;

THENCE SOUTH 00°24'19" WEST 65.63 FEET TO THE POINT OF BEGINNING, CONTAINING 0.018 ACRES, MORE OR LESS.

ALSO

TRACT 13-C

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00°24'19" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 842.89 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF NOW EXISTING SYCAMORE LANE AND THE POINT OF BEGINNING;

THENCE NORTH 87°04'43" WEST, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE AND ALSO BEING PARALLEL WITH, SOUTHERLY OF AND 20.00 FEET DISTANT FROM THE NORTHERN LINE OF SAID HINDS REAL ESTATE, 111.73 FEET; THENCE SOUTH 56°59'00 WEST, 39.82 FEET TO THE WESTERN LINE OF SAID HINDS REAL ESTATE;

THENCE ALONG THE BOUNDS OF SAID HINDS REAL ESTATE FOR THE FOLLOWING FOUR COURSES; 1) NORTH 00°24'19" EAST, 53.17 FEET; 2) THENCE SOUTH 46°22'37" EAST, 14.94 FEET; 3) SOUTH 87°04'43" EAST, 134.10 FEET; 4) THENCE SOUTH 00°24'19" WEST, 20.02 FEET TO THE POINT OF BEGINNING, 0.077 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

TOGETHER THE THREE TRACTS CONTAIN 0.097 ACRES, MORE OR LESS.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor.

IN WITNESS WHEREOF, the said ANNE R. HINDS, INDIVIDUALLY, AND AS THE SOLE SURVIVING
SETTLOR AND TRUSTEE OF THE HINDS FAMILY TRUST, has hereunto set her hand and seal, this 27 day of
August, 2009.

Anne R. Hinds
ANNE R. HINDS, INDIVIDUALLY AND AS
THE SOLE SURVIVING SETTLOR AND
TRUSTEE OF THE HINDS FAMILY TRUST

STATE OF INDIANA }
 } SS:
COUNTY OF TIPPECANOE }

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of August 2009
personally appeared, ANNE R. HINDS, INDIVIDUALLY AND AS THE SOLE SURVIVING SETTLOR AND
TRUSTEE OF THE HINDS FAMILY TRUST, Grantor in the above conveyance, and acknowledged the execution of
such Deed to be her voluntary act and deed, for the uses and purposes herein mentioned and warranted that he or she is
fully empowered to execute this deed on behalf of the Grantor.

Witness my hand and Notarial Seal this 27 day of August, 2009.

My Commission Expires
3/16/16

Resident of Tippecanoe County
Signature Patricia P. Trautt
Printed Patricia P. Trautt
Notary Public

ACCEPTED: CITY OF WEST LAFAYETTE BY ITS
BOARD OF PUBLIC WORKS AND SAFETY

Mayor John R. Dennis, President

Bradley W. Marley, Member

Sana G. Booker, Member

ATTEST:

Judith C. Rhodes, Clerk-Treasurer

STATE OF INDIANA }
 } SS:
COUNTY OF TIPPECANOE }

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2009 personally appeared **Mayor John R. Dennis, Bradley W. Marley and Sana G. Booker** of the West Lafayette Board of Public Works and Safety, and acknowledge the execution of the above release, for the uses and purposes herein mentioned.

Witness my hand and Notarial Seal this ____ day of _____, 2009.

Resident of _____ County

My Commission Expires

Signature _____

Printed _____
Notary Public

This instrument prepared by: Eric H. Burns, of the firm of WITHERED BURNS & PERSIN, LLP, 8 N. 3rd Street, Suite 401, P.O. Box 499, Lafayette, Indiana 47901 Telephone: (765) 742-1988